HOUSING NOW
Winnipeg CMA

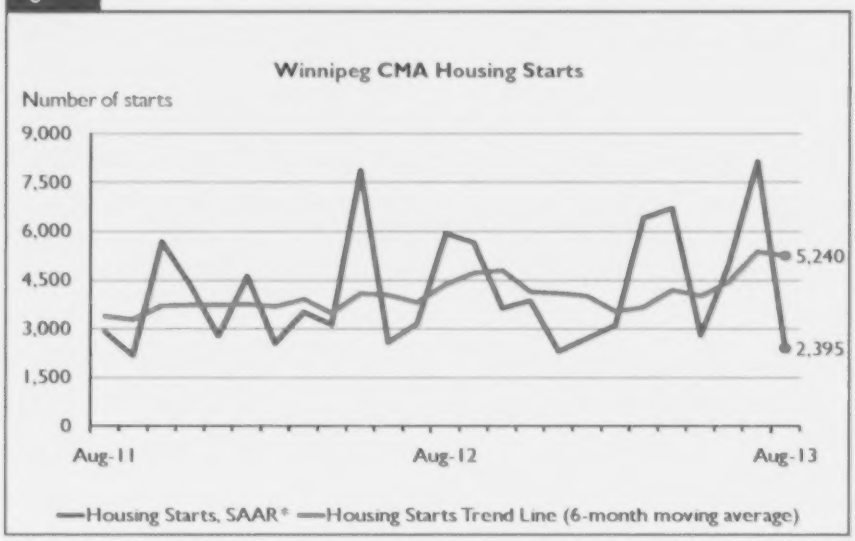
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2013

Highlights

- Pace of starts slowed in August
- Actual year-to-date starts up 12 per cent
- Inventories of both single-detached and multi-family units rising

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Winnipeg
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

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Housing Market Overview

Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 5,240 units in August compared to 5,359 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts totalled 241 units in August 2013, less than half the 557 units started in August 2012. The reduction came in both the single-detached and multi-family sectors. Nevertheless, year-to-date housing starts to the end of August totalled 3,119 units, 12 per cent higher than the 2,790 housing starts recorded in the first eight months of 2012.

There were 176 single-detached homes started in August, 31 per cent fewer than the 256 started in August 2012. This represented the second consecutive month of year-over-year declines. Despite these reductions, year-to-date starts continue to outpace 2012. The number of single-detached homes started from January to August of this year numbered 1,491 units, four per cent more than the total for the same period one year earlier. Demand for new homes has been supported by increasing population and stable employment. However, gains in earnings have slowed and builders are facing increased competition from the resale market where there is more selection available.

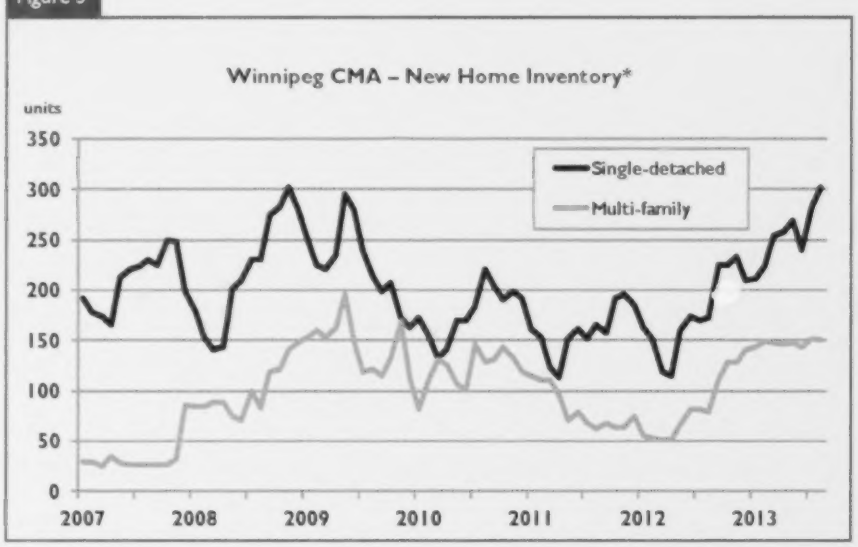
Builders completed 267 homes in August, 61 per cent more than in August 2012. This brings the number of units completed in the first eight months of 2013 to 1,649, 45 per cent more than in the same period last year. There were 248 single-detached homes absorbed in August, 55 per cent more than the 160 absorbed in August of 2012. This brought the number of units absorbed year-to-date to 1,555 units, 36 per cent more than during the corresponding period last year. As a result of completions slightly outpacing absorptions, the inventory of complete and unabsorbed single-detached homes available at the end of August stood at 301 units, 75 per cent more than in August 2012.

The average absorbed price of a new single-detached home in the Winnipeg CMA in August 2013 was $453,767, 14 per cent higher than in August of 2012. The gain in price was largely compositional as the market share of homes priced above $450,000 increased from 26 per cent in 2012 to 41 per cent this year. As a result, the year-to-date average price of $420,539

Figure 2

Source: CMHC

Figure 3

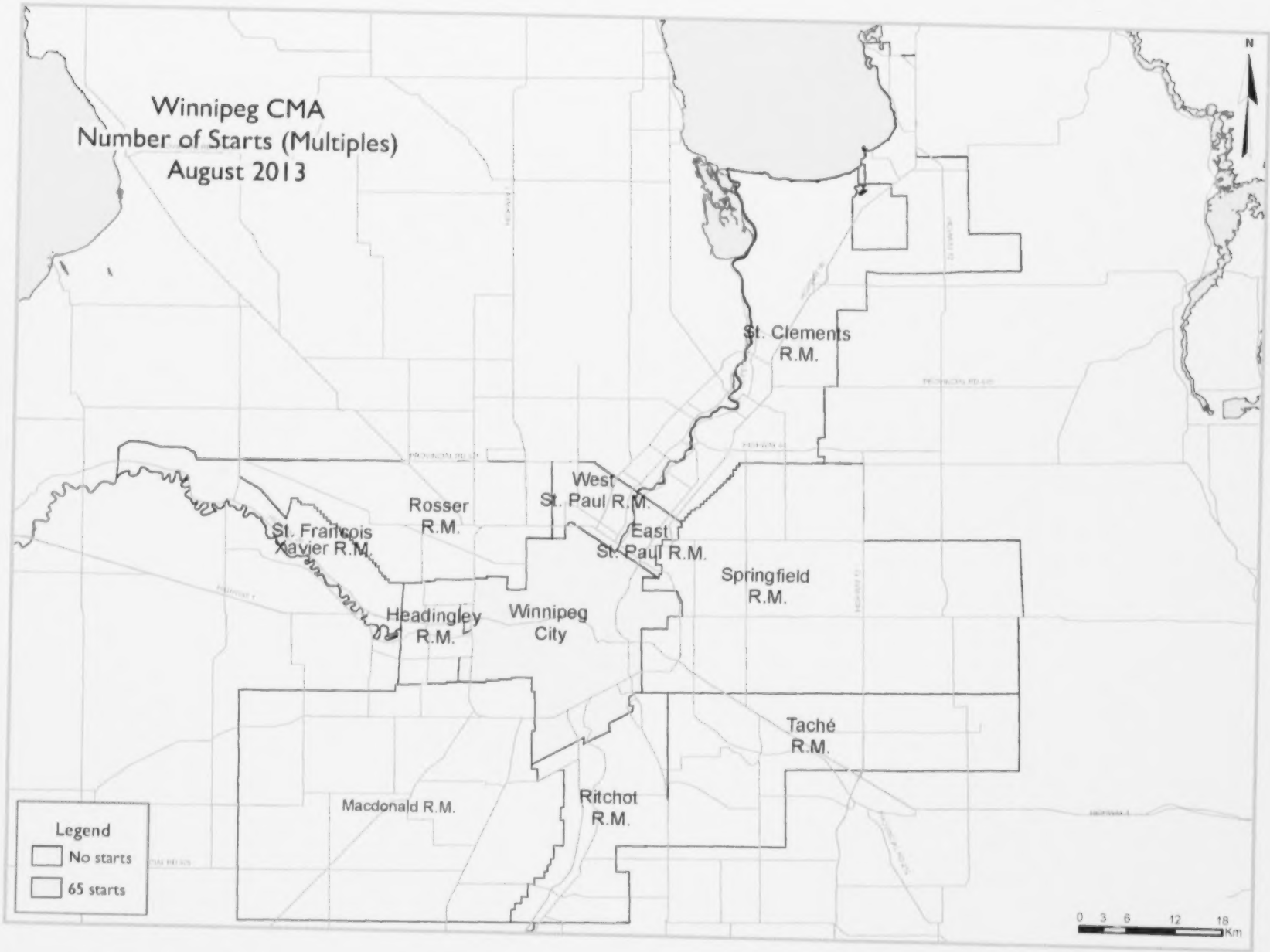


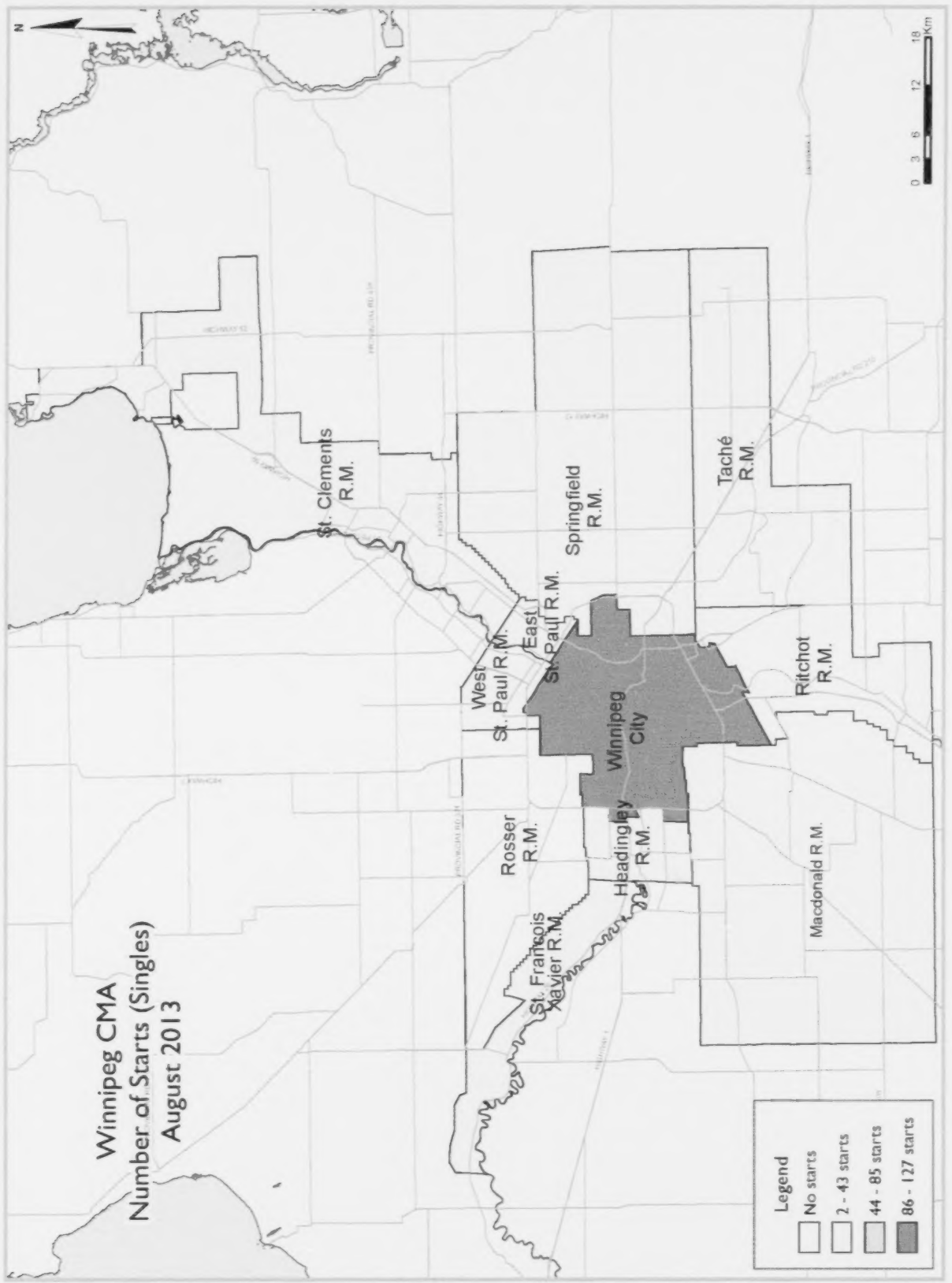
Source: CMHC (*excludes rental)

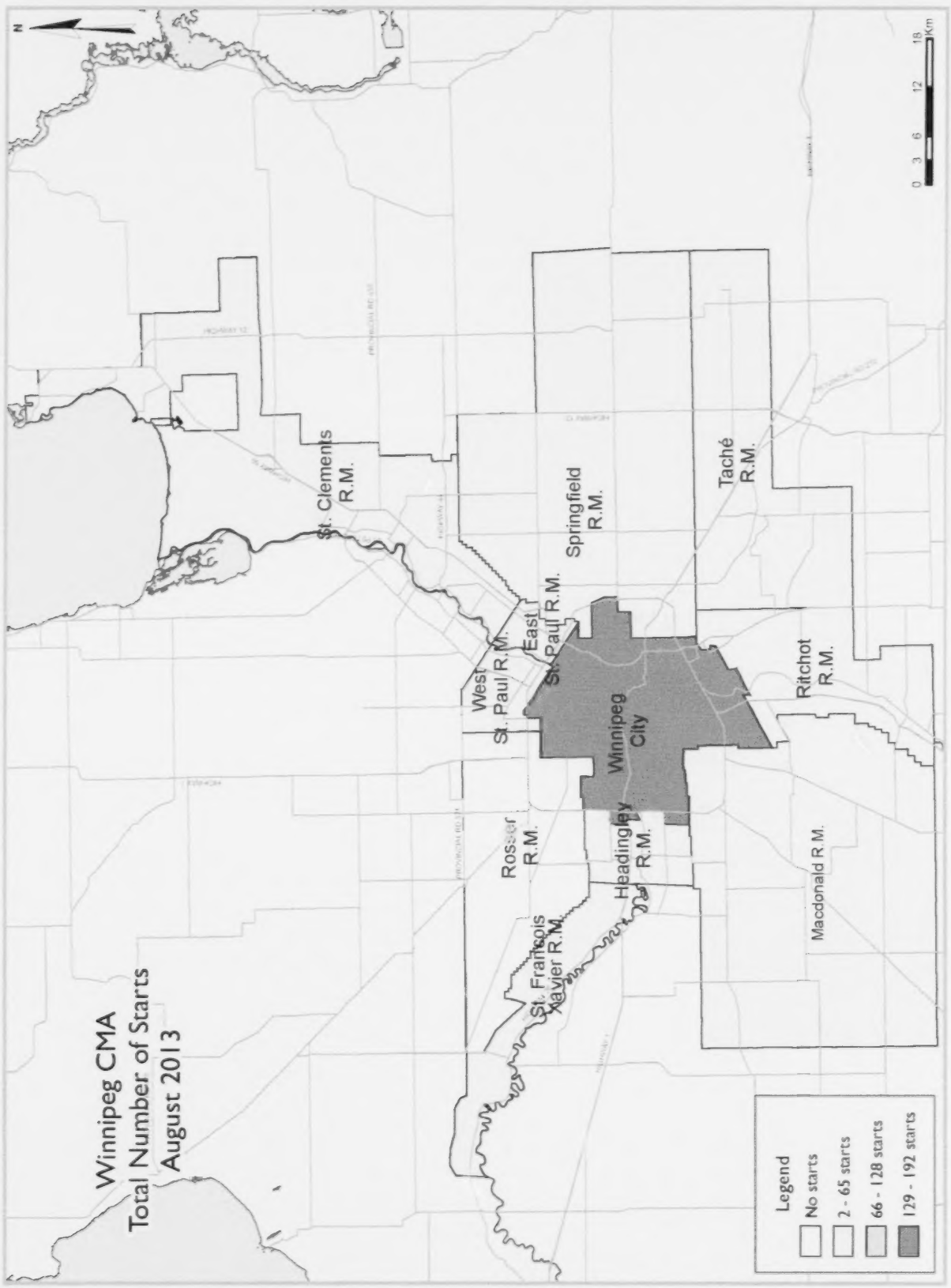
was 7.7 per cent higher than one year ago.

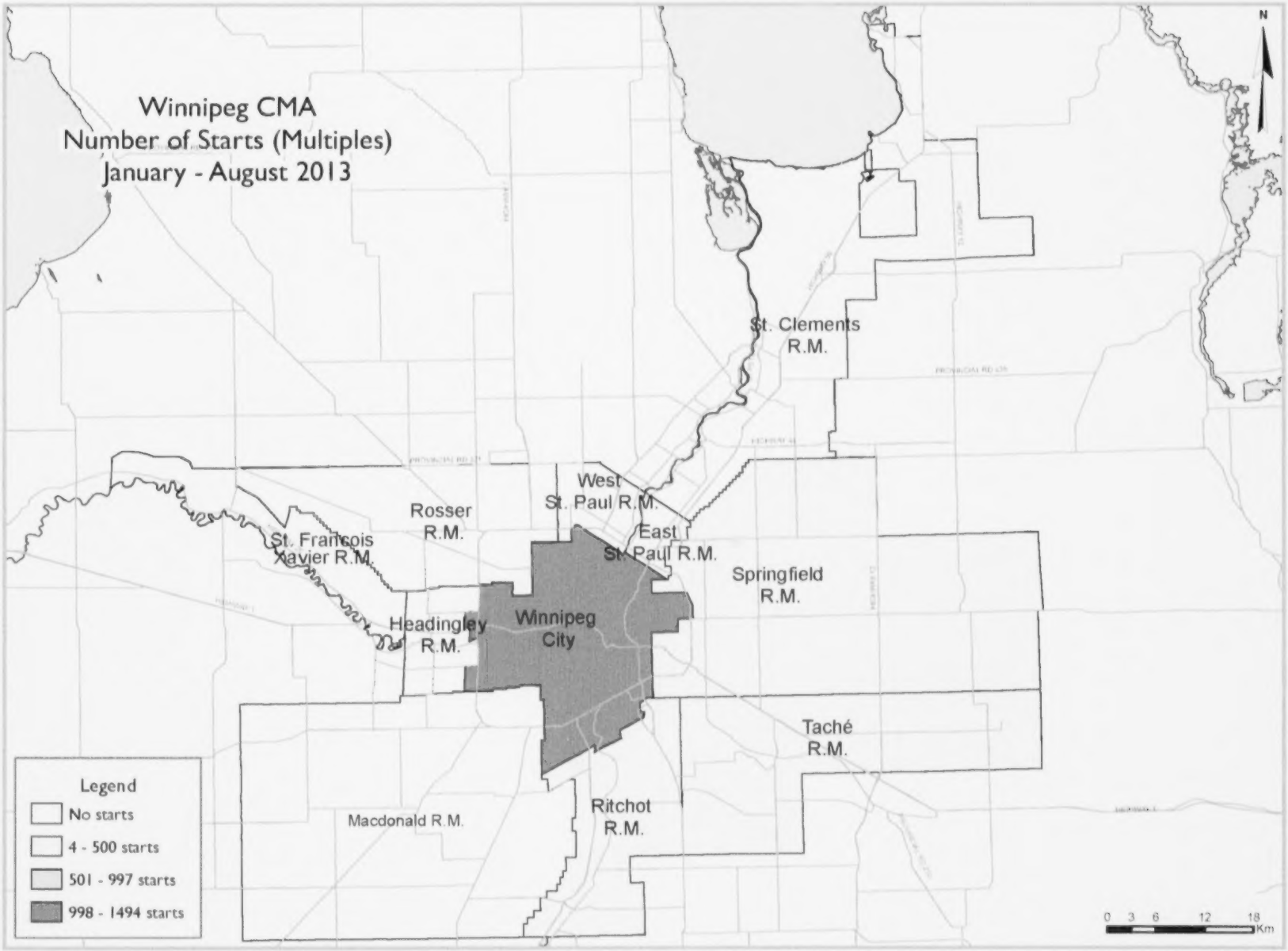
Meanwhile, the multi-family sector, which includes semi-detached units, rows, and apartments, saw construction begin on 65 units in August, substantially less than the 301 units started during August 2012. This brought the year-to-date total to 1,628 multi-family units, 20 per cent more than were started during the corresponding period of last year.

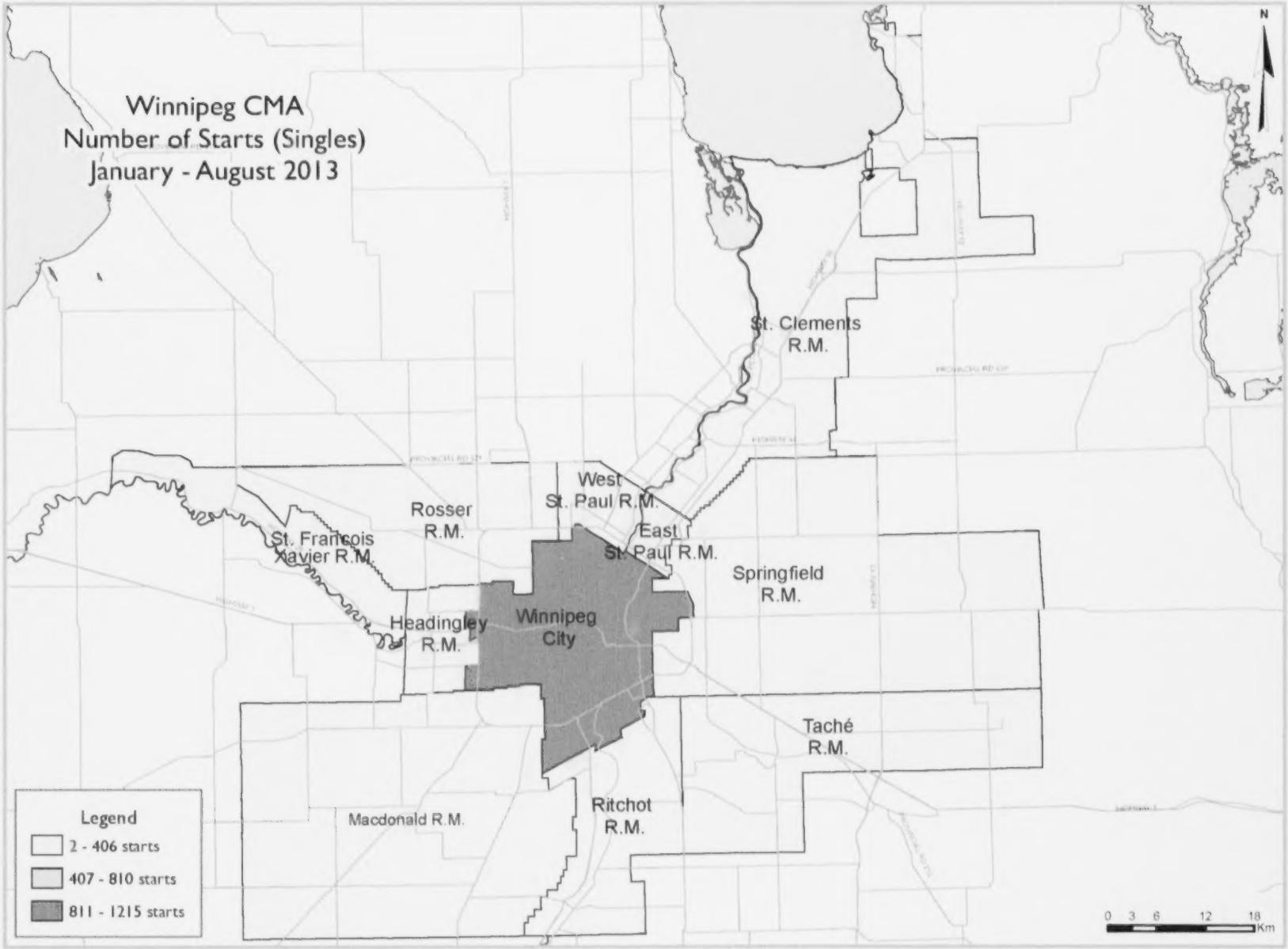
There were 2,787 multi-family units under construction at the end of August 2013, an increase of 56 per cent compared to August 2012. During the first eight months of 2013, absorptions in the ownership market of multi-family units numbered 317 units, 22 per cent fewer than in the same period of 2012. The inventory of multi-family units available for ownership at the end of August 2013 rose to 150 units, compared to 79 units during the same month one year prior. At the current 12-month average rate of absorption, this represents four months of supply.

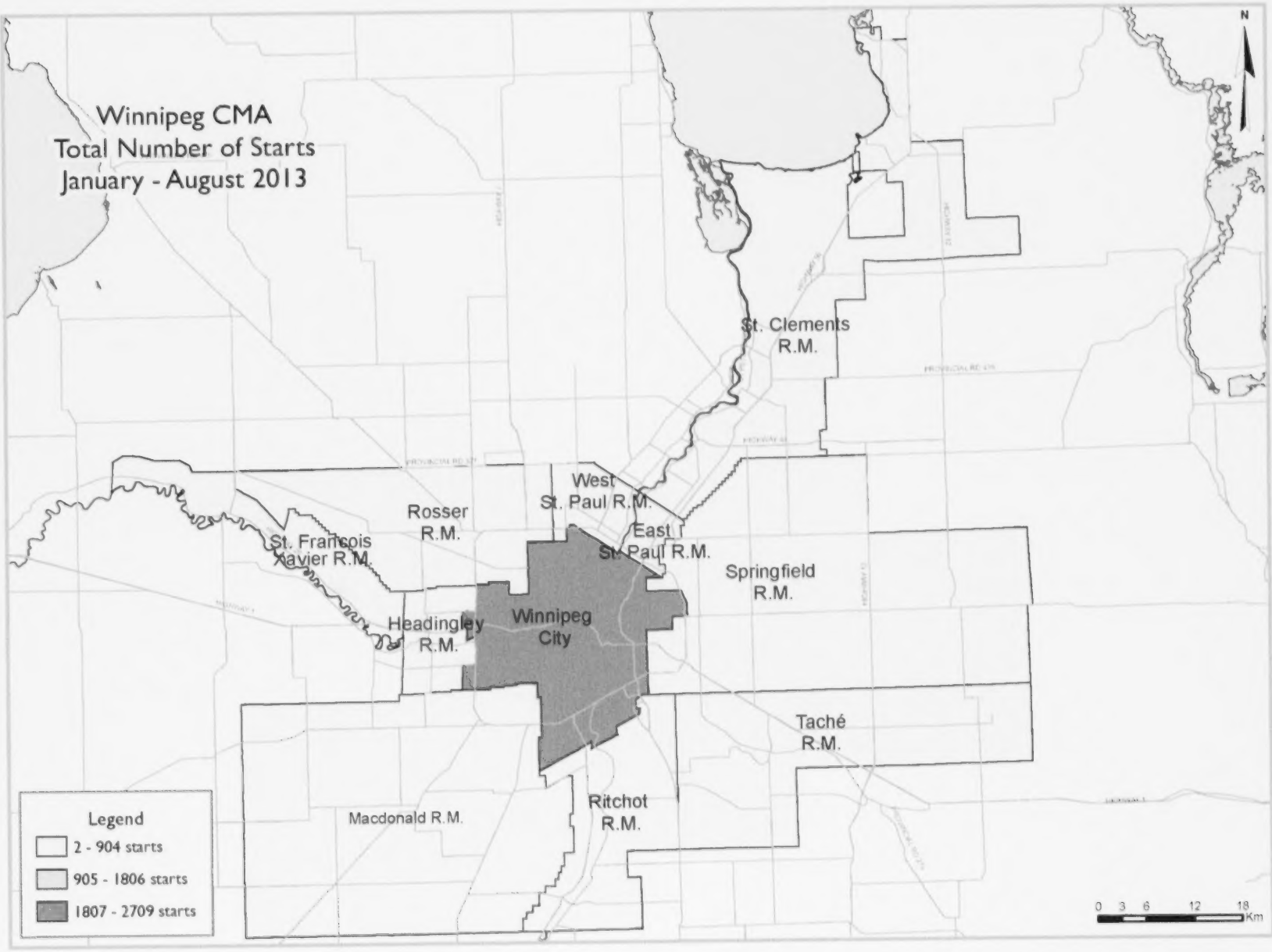

Winnipeg CMA
Number of Starts (Multiples)
August 2013
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
Legend
No starts
65 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
August 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 43 starts
44 - 85 starts
86 - 127 starts


Winnipeg CMA
Total Number of Starts
August 2013
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 65 starts
66 - 128 starts
129 - 192 starts


Winnipeg CMA
Number of Starts (Multiples)
January - August 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
4 - 500 starts
501 - 997 starts
998 - 1494 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - August 2013
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
2 - 406 starts
407 - 810 starts
811 - 1215 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - August 2013
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
2 - 904 starts
905 - 1806 starts
1807 - 2709 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) August 2013		
Winnipeg CMA[1]	July 2013	August 2013
Trend[2]	5,359	5,240
SAAR	8,149	2,395
	August 2012	August 2013
Actual		
August - Single-Detached	256	176
August - Multiples	301	65
August - Total	557	241
January to August - Single-Detached	1,435	1,491
January to August - Multiples	1,355	1,628
January to August - Total	2,790	3,119

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	176	10	0	0	14	35	6	0	241
August 2012	255	2	0	1	24	211	0	64	557
% Change	-31.0	**	n/a	-100.0	-41.7	-83.4	n/a	-100.0	-56.7
Year-to-date 2013	1,485	92	0	6	146	720	29	641	3,119
Year-to-date 2012	1,427	50	3	8	155	622	0	525	2,790
% Change	4.1	84.0	-100.0	-25.0	-5.8	15.8	n/a	22.1	11.8
UNDER CONSTRUCTION									
August 2013	1,053	88	3	5	201	1,262	32	1,201	3,845
August 2012	1,285	48	3	11	117	797	0	827	3,088
% Change	-18.1	83.3	0.0	-54.5	71.8	58.3	n/a	45.2	24.5
COMPLETIONS									
August 2013	267	4	2	0	8	0	0	4	285
August 2012	165	4	0	0	34	32	1	0	236
% Change	61.8	0.0	n/a	n/a	-76.5	-100.0	-100.0	n/a	20.8
Year-to-date 2013	1,643	42	2	6	80	212	0	371	2,356
Year-to-date 2012	1,131	8	0	7	154	252	77	349	1,978
% Change	45.3	**	n/a	-14.3	-48.1	-15.9	-100.0	6.3	19.1
COMPLETED & NOT ABSORBED									
August 2013	300	5	2	1	49	94	n/a	n/a	451
August 2012	167	2	0	5	12	65	n/a	n/a	251
% Change	79.6	150.0	n/a	-80.0	**	44.6	n/a	n/a	79.7
ABSORBED									
August 2013	247	1	0	1	7	6	n/a	n/a	262
August 2012	160	4	0	0	38	30	n/a	n/a	232
% Change	54.4	-75.0	n/a	n/a	-81.6	-80.0	n/a	n/a	12.9
Year-to-date 2013	1,546	29	0	9	69	219	n/a	n/a	1,872
Year-to-date 2012	1,128	13	0	14	152	244	n/a	n/a	1,551
% Change	37.1	123.1	n/a	-35.7	-54.6	-10.2	n/a	n/a	20.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
August 2013	127	10	0	0	14	35	6	0	192
August 2012	201	2	0	0	18	211	0	64	496
East St. Paul R.M.									
August 2013	10	0	0	0	0	0	0	0	10
August 2012	0	0	0	0	0	0	0	0	0
Headingley R.M.									
August 2013	2	0	0	0	0	0	0	0	2
August 2012	14	0	0	0	0	0	0	0	14
MacDonald R.M.									
August 2013	4	0	0	0	0	0	0	0	4
August 2012	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
August 2013	2	0	0	0	0	0	0	0	2
August 2012	4	0	0	0	6	0	0	0	10
Rosser R.M.									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2013	10	0	0	0	0	0	0	0	10
August 2012	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
August 2013	6	0	0	0	0	0	0	0	6
August 2012	2	0	0	0	0	0	0	0	2
Springfield R.M.									
August 2013	5	0	0	0	0	0	0	0	5
August 2012	18	0	0	1	0	0	0	0	19
Tache R.M.									
August 2013	3	0	0	0	0	0	0	0	3
August 2012	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
August 2013	7	0	0	0	0	0	0	0	7
August 2012	8	0	0	0	0	0	0	0	8
Winnipeg CMA									
August 2013	176	10	0	0	14	35	6	0	241
August 2012	255	2	0	1	24	211	0	64	557

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
August 2013	839	80	3	5	193	1,147	9	1,201	3,477
August 2012	1,002	44	3	0	105	731	0	791	2,676
East St. Paul R.M.									
August 2013	44	0	0	0	0	0	0	0	44
August 2012	4	0	0	4	0	0	0	0	8
Headingley R.M.									
August 2013	13	0	0	0	0	0	0	0	13
August 2012	24	0	0	0	0	0	0	36	60
MacDonald R.M.									
August 2013	26	0	0	0	0	0	0	0	26
August 2012	32	0	0	0	0	0	0	0	32
Ritchot R.M.									
August 2013	15	6	0	0	8	56	23	0	108
August 2012	24	4	0	0	12	12	0	0	52
Rosser R.M.									
August 2013	2	0	0	0	0	0	0	0	2
August 2012	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
August 2013	32	0	0	0	0	0	0	0	32
August 2012	41	0	0	0	0	30	0	0	71
St. Francois Xavier R.M.									
August 2013	9	0	0	0	0	0	0	0	9
August 2012	7	0	0	0	0	0	0	0	7
Springfield R.M.									
August 2013	35	2	0	0	0	0	0	0	37
August 2012	86	0	0	7	0	0	0	0	93
Tache R.M.									
August 2013	20	0	0	0	0	59	0	0	79
August 2012	37	0	0	0	0	24	0	0	61
West St. Paul R.M.									
August 2013	18	0	0	0	0	0	0	0	18
August 2012	27	0	0	0	0	0	0	0	27
Winnipeg CMA									
August 2013	1,053	88	3	5	201	1,262	32	1,201	3,845
August 2012	1,285	48	3	11	117	797	0	827	3,088

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
August 2013	225	2	2	0	8	0	0	4	241
August 2012	132	4	0	0	34	32	1	0	203
East St. Paul R.M.									
August 2013	5	0	0	0	0	0	0	0	5
August 2012	2	0	0	0	0	0	0	0	2
Headingley R.M.									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
August 2013	11	0	0	0	0	0	0	0	11
August 2012	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
August 2013	2	0	0	0	0	0	0	0	2
August 2012	7	0	0	0	0	0	0	0	7
Rosser R.M.									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2013	6	0	0	0	0	0	0	0	6
August 2012	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
August 2013	2	0	0	0	0	0	0	0	2
August 2012	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2013	9	2	0	0	0	0	0	0	11
August 2012	13	0	0	0	0	0	0	0	13
Tache R.M.									
August 2013	4	0	0	0	0	0	0	0	4
August 2012	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
August 2013	3	0	0	0	0	0	0	0	3
August 2012	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
August 2013	267	4	2	0	8	0	0	4	285
August 2012	165	4	0	0	34	32	1	0	236

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
August 2013	239	1	2	0	48	72	n/a	n/a	362
August 2012	135	2	0	0	12	64	n/a	n/a	213
East St. Paul R.M.									
August 2013	5	0	0	0	0	0	n/a	n/a	5
August 2012	0	0	0	2	0	0	n/a	n/a	2
Headingley R.M.									
August 2013	3	0	0	0	0	0	n/a	n/a	3
August 2012	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
August 2013	14	0	0	0	0	0	n/a	n/a	14
August 2012	5	0	0	0	0	0	n/a	n/a	5
Ritchot R.M.									
August 2013	12	0	0	0	1	15	n/a	n/a	28
August 2012	3	0	0	0	0	0	n/a	n/a	3
Rosser R.M.									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2013	1	0	0	0	0	6	n/a	n/a	7
August 2012	1	0	0	0	0	1	n/a	n/a	2
St. Francois Xavier R.M.									
August 2013	1	0	0	0	0	0	n/a	n/a	1
August 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
August 2013	21	4	0	1	0	0	n/a	n/a	26
August 2012	20	0	0	3	0	0	n/a	n/a	23
Tache R.M.									
August 2013	2	0	0	0	0	1	n/a	n/a	3
August 2012	0	0	0	0	0	0	n/a	n/a	0
West St. Paul R.M.									
August 2013	2	0	0	0	0	0	n/a	n/a	2
August 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2013	300	5	2	1	49	94	n/a	n/a	451
August 2012	167	2	0	5	12	65	n/a	n/a	251

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
August 2013	194	0	0	0	7	6	n/a	n/a	207
August 2012	131	4	0	0	38	30	n/a	n/a	203
East St. Paul R.M.									
August 2013	4	0	0	1	0	0	n/a	n/a	5
August 2012	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
August 2013	3	0	0	0	0	0	n/a	n/a	3
August 2012	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
August 2013	10	0	0	0	0	0	n/a	n/a	10
August 2012	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
August 2013	8	1	0	0	0	0	n/a	n/a	9
August 2012	5	0	0	0	0	0	n/a	n/a	5
Rosser R.M.									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
August 2013	6	0	0	0	0	0	n/a	n/a	6
August 2012	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
August 2013	3	0	0	0	0	0	n/a	n/a	3
August 2012	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
August 2013	12	0	0	0	0	0	n/a	n/a	12
August 2012	11	0	0	0	0	0	n/a	n/a	11
Tache R.M.									
August 2013	4	0	0	0	0	0	n/a	n/a	4
August 2012	2	0	0	0	0	0	n/a	n/a	2
West St. Paul R.M.									
August 2013	3	0	0	0	0	0	n/a	n/a	3
August 2012	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
August 2013	247	1	0	1	7	6	n/a	n/a	262
August 2012	160	4	0	0	38	30	n/a	n/a	232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Winnipeg City	127	201	10	2	20	18	35	275	192	496	-61.3
East St. Paul R.M.	10	0	0	0	0	0	0	0	10	0	n/a
Headingley R.M.	2	14	0	0	0	0	0	0	2	14	-85.7
MacDonald R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Ritchot R.M.	2	4	0	6	0	0	0	0	2	10	-80.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	10	3	0	0	0	0	0	0	10	3	**
St. Francois Xavier R.M.	6	2	0	0	0	0	0	0	6	2	200.0
Springfield R.M.	5	19	0	0	0	0	0	0	5	19	-73.7
Tache R.M.	3	3	0	0	0	0	0	0	3	3	0.0
West St. Paul R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
Winnipeg CMA	176	256	10	8	20	18	35	275	241	557	-56.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	1,215	1,157	84	74	140	118	1,270	1,087	2,709	2,436	11.2
East St. Paul R.M.	45	8	0	0	0	0	0	0	45	8	**
Headingley R.M.	8	28	0	0	0	0	0	0	8	28	-71.4
MacDonald R.M.	50	32	0	0	0	0	0	0	50	32	56.3
Ritchot R.M.	23	25	8	10	31	6	56	12	118	53	122.6
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	36	27	0	0	0	0	0	0	36	27	33.3
St. Francois Xavier R.M.	11	7	0	0	0	0	0	0	11	7	57.1
Springfield R.M.	56	111	4	0	0	0	0	0	60	111	-45.9
Tache R.M.	29	23	0	0	0	0	35	48	64	71	-9.9
West St. Paul R.M.	16	15	0	0	0	0	0	0	16	15	6.7
Winnipeg CMA	1,491	1,435	96	84	171	124	1,361	1,147	3,119	2,790	11.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Winnipeg City	14	18	6	0	35	211	0	64
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	14	18	6	0	35	211	0	64

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	134	118	6	0	629	610	641	477
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	8	6	23	0	56	12	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	35	0	0	48
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	142	124	29	0	720	622	641	525

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Winnipeg City	137	203	49	229	6	64	192	496
East St. Paul R.M.	10	0	0	0	0	0	10	0
Headingley R.M.	2	14	0	0	0	0	2	14
MacDonald R.M.	4	2	0	0	0	0	4	2
Ritchot R.M.	2	4	0	6	0	0	2	10
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	10	3	0	0	0	0	10	3
St. Francois Xavier R.M.	6	2	0	0	0	0	6	2
Springfield R.M.	5	18	0	1	0	0	5	19
Tache R.M.	3	3	0	0	0	0	3	3
West St. Paul R.M.	7	8	0	0	0	0	7	8
Winnipeg CMA	186	257	49	236	6	64	241	557

Table 2.5: Starts by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,292	1,206	770	753	647	477	2,709	2,436
East St. Paul R.M.	45	5	0	3	0	0	45	8
Headingley R.M.	8	28	0	0	0	0	8	28
MacDonald R.M.	50	32	0	0	0	0	50	32
Ritchot R.M.	31	29	64	24	23	0	118	53
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	36	27	0	0	0	0	36	27
St. Francois Xavier R.M.	11	7	0	0	0	0	11	7
Springfield R.M.	57	106	3	5	0	0	60	111
Tache R.M.	29	23	35	0	0	48	64	71
West St. Paul R.M.	16	15	0	0	0	0	16	15
Winnipeg CMA	1,577	1,480	872	785	670	525	3,119	2,790

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Winnipeg City	225	133	4	6	6	32	6	32	241	203	18.7
East St. Paul R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	11	3	0	0	0	0	0	0	11	3	**
Ritchot R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	9	13	2	0	0	0	0	0	11	13	-15.4
Tache R.M.	4	1	0	0	0	0	0	0	4	1	**
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	267	166	6	6	6	32	6	32	285	236	20.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Winnipeg City	1,297	926	52	26	58	197	557	577	1,964	1,726	13.8
East St. Paul R.M.	17	8	0	0	0	0	0	0	17	8	112.5
Headingley R.M.	33	12	0	0	0	0	0	0	33	12	175.0
MacDonald R.M.	50	24	0	0	0	0	0	0	50	24	108.3
Ritchot R.M.	43	25	6	0	0	0	28	0	77	25	**
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	43	28	0	0	0	0	0	0	43	28	53.6
St. Francois Xavier R.M.	10	0	0	0	0	0	0	0	10	0	n/a
Springfield R.M.	84	82	6	0	0	0	0	0	90	82	9.8
Tache R.M.	45	23	0	0	0	14	0	24	45	61	-26.2
West St. Paul R.M.	25	10	0	0	0	0	0	0	25	10	150.0
Winnipeg CMA	1,649	1,140	64	26	58	211	585	601	2,356	1,978	19.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Winnipeg City	6	32	0	0	2	32	4	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	6	32	0	0	2	32	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	58	136	0	61	186	252	371	325
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	28	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	14	0	0	0	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	58	136	0	75	214	252	371	349

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Winnipeg City	229	136	8	66	4	1	241	203
East St. Paul R.M.	5	2	0	0	0	0	5	2
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	11	3	0	0	0	0	11	3
Ritchot R.M.	2	7	0	0	0	0	2	7
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	11	13	0	0	0	0	11	13
Tache R.M.	4	1	0	0	0	0	4	1
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	273	169	8	66	4	1	285	236

Table 3.5: Completions by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Winnipeg City	1,331	932	262	406	371	388	1,964	1,726
East St. Paul R.M.	16	7	1	1	0	0	17	8
Headingley R.M.	33	12	0	0	0	0	33	12
MacDonald R.M.	50	24	0	0	0	0	50	24
Ritchot R.M.	49	25	28	0	0	0	77	25
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	43	28	0	0	0	0	43	28
St. Francois Xavier R.M.	10	0	0	0	0	0	10	0
Springfield R.M.	83	76	7	6	0	0	90	82
Tache R.M.	45	23	0	0	0	38	45	61
West St. Paul R.M.	25	10	0	0	0	0	25	10
Winnipeg CMA	1,687	1,139	298	413	371	426	2,356	1,978

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
August 2013	8	4.2	18	9.4	58	30.2	33	17.2	75	39.1	192	422,950	451,110
August 2012	12	9.5	32	25.4	31	24.6	24	19.0	27	21.4	126	372,400	391,876
Year-to-date 2013	95	8.0	245	20.6	333	28.0	179	15.1	337	28.3	1,189	388,936	416,316
Year-to-date 2012	144	16.3	237	26.9	194	22.0	147	16.7	159	18.0	881	363,850	385,246
East St. Paul R.M.													
August 2013	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	1	11.1	0	0.0	0	0.0	0	0.0	8	88.9	9	--	--
Year-to-date 2012	0	0.0	0	0.0	2	22.2	1	11.1	6	66.7	9	--	--
Headingley R.M.													
August 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	5	17.2	2	6.9	7	24.1	15	51.7	29	460,000	490,384
Year-to-date 2012	0	0.0	1	14.3	1	14.3	0	0.0	5	71.4	7	--	--
MacDonald R.M.													
August 2013	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	484,000	493,790
August 2012	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2013	1	2.4	1	2.4	1	2.4	8	19.0	31	73.8	42	467,000	501,054
Year-to-date 2012	1	4.5	3	13.6	2	9.1	0	0.0	16	72.7	22	478,451	460,304
Ritchot R.M.													
August 2013	0	0.0	0	0.0	4	50.0	2	25.0	2	25.0	8	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	3	8.6	3	8.6	12	34.3	12	34.3	5	14.3	35	367,600	396,029
Year-to-date 2012	3	17.6	4	23.5	2	11.8	2	11.8	6	35.3	17	389,900	409,721
Rosser R.M.													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	3	42.9	0	0.0	1	14.3	0	0.0	3	42.9	7	--	--
Year-to-date 2012	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	--	--
St. Francois Xavier R.M.													
August 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
August 2013	0	0.0	3	27.3	3	27.3	3	27.3	2	18.2	11	394,000	387,500
August 2012	1	14.3	2	28.6	1	14.3	0	0.0	3	42.9	7	--	--
Year-to-date 2013	10	15.4	13	20.0	14	21.5	12	18.5	16	24.6	65	382,113	384,906
Year-to-date 2012	8	14.0	14	24.6	10	17.5	13	22.8	12	21.1	57	389,900	390,888
Tache R.M.													
August 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	1	20.0	3	60.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
West St. Paul R.M.													
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	7.7	0	0.0	0	0.0	2	15.4	10	76.9	13	550,000	509,699
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Winnipeg CMA													
August 2013	9	3.8	22	9.4	65	27.7	42	17.9	97	41.3	235	425,355	453,767
August 2012	13	9.2	35	24.8	32	22.7	25	17.7	36	25.5	141	375,705	399,500
Year-to-date 2013	114	8.1	268	19.1	367	26.2	221	15.8	432	30.8	1,402	391,830	420,539
Year-to-date 2012	156	15.5	260	25.9	214	21.3	167	16.6	207	20.6	1,004	369,223	390,378

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Winnipeg City	451,110	391,876	15.1	416,316	385,246	8.1
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	490,384	--	n/a
MacDonald R.M.	493,790	--	n/a	501,054	460,304	8.9
Ritchot R.M.	--	--	n/a	396,029	409,721	-3.3
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	387,500	--	n/a	384,906	390,888	-1.5
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	509,699	--	n/a
Winnipeg CMA	453,767	399,500	13.6	420,539	390,378	7.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg August 2013

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2012	January	516	-1.7	1,003	942	1,286	78.0	237,832	3.5	246,368
	February	731	0.1	1,010	1,150	1,394	72.5	250,754	9.9	254,391
	March	1,029	-7.5	997	1,482	1,410	70.7	247,459	2.3	240,431
	April	1,250	14.6	1,067	1,885	1,401	76.2	261,263	8.6	251,286
	May	1,499	9.7	1,011	1,977	1,338	75.6	266,379	7.2	253,145
	June	1,396	-4.5	1,014	1,786	1,415	71.7	257,095	5.4	249,114
	July	1,150	-2.5	969	1,493	1,299	74.6	249,175	4.6	250,663
	August	1,152	-4.4	1,000	1,590	1,420	70.4	248,301	5.1	253,822
	September	973	-14.4	1,001	1,506	1,446	69.2	248,750	4.8	255,209
	October	1,042	3.1	996	1,367	1,402	71.0	259,434	6.1	260,053
	November	793	-3.5	998	945	1,406	71.0	263,786	11.7	272,191
	December	563	-14.3	1,027	549	1,458	70.4	257,719	-4.2	263,024
2013	January	565	9.5	1,043	998	1,360	76.7	248,720	4.6	257,555
	February	631	-13.7	941	1,015	1,323	71.1	270,463	7.9	274,319
	March	783	-23.9	853	1,397	1,388	61.5	271,198	9.6	264,309
	April	1,179	-5.7	950	1,845	1,361	69.8	270,218	3.4	259,980
	May	1,462	-2.5	998	2,242	1,485	67.2	274,437	3.0	260,874
	June	1,394	-0.1	1,074	1,929	1,546	69.5	274,121	6.6	265,553
	July	1,287	11.9	1,020	1,793	1,511	67.5	262,727	5.4	265,294
	August	1,209	4.9	1,072	1,790	1,590	67.4	261,666	5.4	267,929
	September									
	October									
	November									
	December									
	Q2 2012	4,145	5.8		5,648			261,710	7.0	
	Q2 2013	4,035	-2.7		6,016			273,095	4.4	
	YTD 2012	8,723	0.6		12,305			254,274	6.0	
	YTD 2013	8,510	-2.4		13,009			267,915	5.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2013

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.7	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.6	70.4	777
	May	601	3.20	5.34	128.3	120.4	420	5.4	70.3	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.0	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.6	69.5	797
	October	595	3.10	5.24	131.0	120.9	416	5.5	69.4	800
	November	595	3.10	5.24	131.5	120.8	416	5.4	69.3	799
	December	595	3.00	5.24	132.6	119.9	416	5.5	69.3	798
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.4	69.6	785
	April	590	3.00	5.14	135.1	122.2	419	5.8	69.6	786
	May	590	3.00	5.14	135.8	122.6	418	6.3	69.7	790
	June	590	3.14	5.14	136.0	123.1	420	6.3	69.8	795
	July	590	3.14	5.14	136.3	123.4	421	6.2	69.8	804
	August	601	3.14	5.34		123.4	421	5.9	69.6	811
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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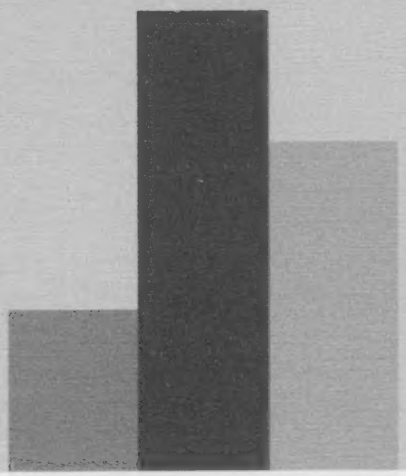

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